

PRIME SHOP TO LET

Unit 1, West Orchards, Smithford Way
Coventry, CV11QX



Location

Coventry City Centre is experiencing significant development buoyed by the success of Coventry University and major developments including Friargate, Cathedral Lanes and the City Centre South regeneration scheme.

Description

The subject property occupies a prime position on the entrance way into West Orchard's Shopping Centre where neighbouring occupiers are **Iceland, One Beyond, Vision Express, M&S, Warren James, BHF and Bon Marche.**

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Accommodation

The shop is arranged over ground floor comprising the following approximate floor area;

Unit 1	sq m	sq ft
Ground Floor	215.99	2,325

Business Rates

RV £28,000 (2023)

Qualifying businesses may benefit from up to 40% rates relief. Interested parties should make their own enquiries with the Local Billing Authority to understand how much relief they claim.

Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

VAT

VAT is applicable.

Rent

On Application

Service Charge

There is an annual service charge of circa **£28,904 + VAT.**

Insurance

There is an annual insurance charge of circa **£2,109 + VAT**

EPC

A copy of the EPC is available upon request.

Planning

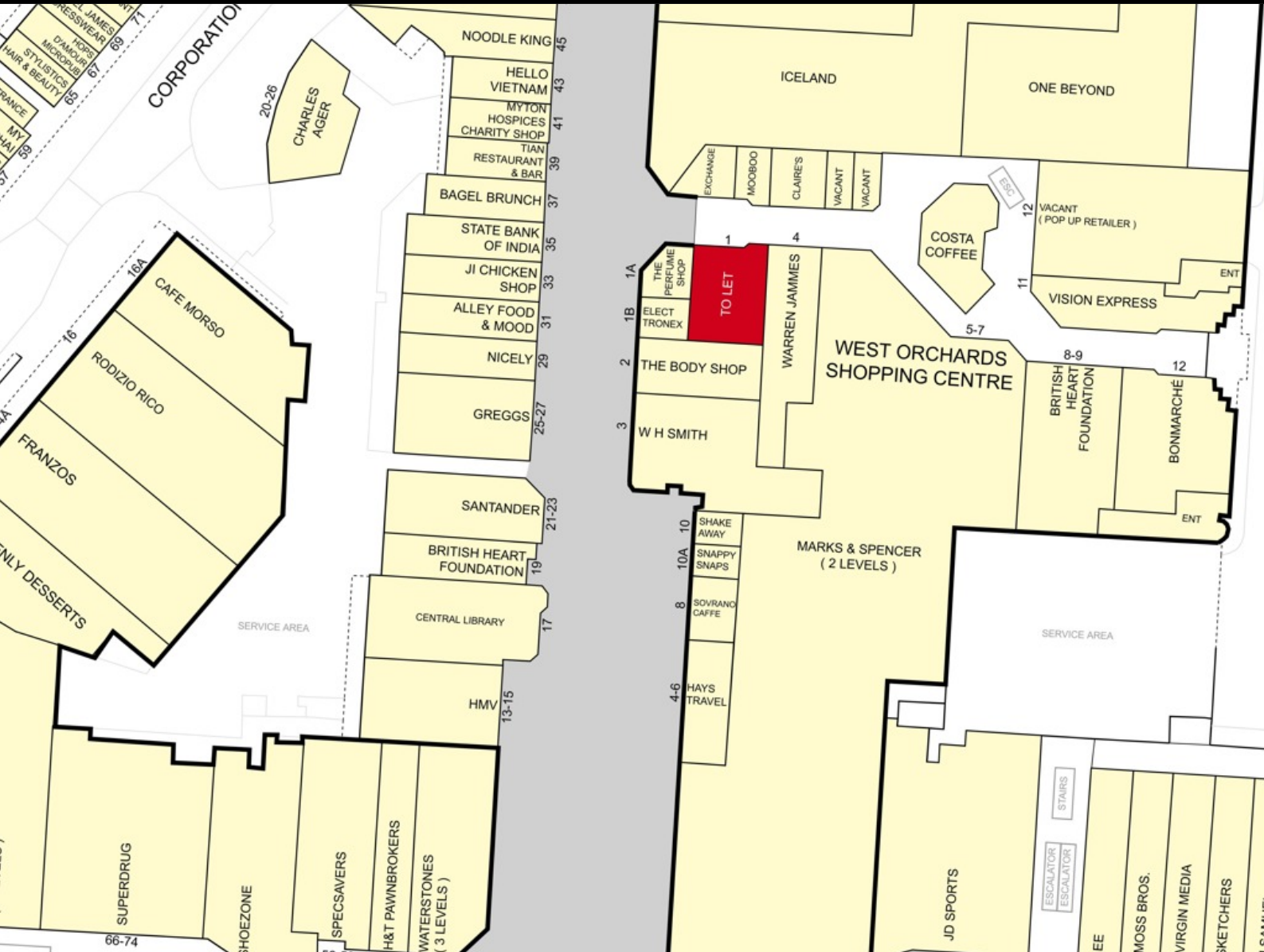
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or McMullen RE on 0203 058 0200.

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